Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

10 Grey Street, Balwyn Vic 3103

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------|--|
| Range betweer | \$3,000,000 | | & | | \$3,300,000 | | | | |
| Median sale pi | rice | | | | | | | | |
| Median price | \$2,965,000 | Pro | operty Type | Hou | ise | | Suburb | Balwyn | |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | REIV | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 30 Gordon St DEEPDENE 3103 | \$3,400,000 | 06/12/2023 |
| 2 | 3 Inverness Way BALWYN NORTH 3104 | \$3,250,000 | 21/03/2024 |
| 3 | 28 Grey St BALWYN 3103 | \$3,205,000 | 24/02/2024 |

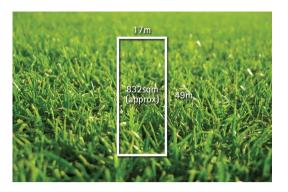
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/03/2024 10:14







Rooms: 4 Property Type: House Land Size: 832 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price December quarter 2023: \$2,965,000

Comparable Properties



30 Gordon St DEEPDENE 3103 (REI/VG)

3 Inverness Way BALWYN NORTH 3104 (REI)



Price: \$3,400,000 Method: Private Sale Date: 06/12/2023 Property Type: House Land Size: 697 sqm approx

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Agent Comments



Price: \$3,250,000 Method: Sold Before Auction Date: 21/03/2024 Property Type: House (Res)

Land Size: 836 sqm approx



28 Grey St BALWYN 3103 (REI)

Agent Comments

Agent Comments

Price: \$3,205,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 768 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088





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